

260&270 MAGNOLIA AVENUE, LARKSPUR

FOR LEASE | PREMIER RETAIL SPACES IN THE HEART OF DOWNTOWN LARKSPUR

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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PROPERTY SUMMARY

ADDRESS

260 & 270 Magnolia Ave, Larkspur, CA 94939

AVAILABLE SPACE

260 Magnolia: +/- 853 Square Feet

270 Magnolia: +/- 633 Square Feet

Total: +/- 1,486 Square Feet

*Spaces Can Be Combined

RENTAL RATE

260 Magnolia: \$4,300 Per Month, NNN

270 Magnolia: \$3,250 Per Month, NNN

BUILDING ATTRIBUTES

- + Expansive Display Windows
- + Abundant Natural Light
- + Large Signage Options
- + On Site Parking Lot
- + HVAC In Both Units
- + Suite 270 - Rear Door To Deck and Parking Lot
- + Common Area Patios and Restrooms
- + Available Separately or Combined
- + Median Household Income In Larkspur: \$140,417



260 MAGNOLIA



270 MAGNOLIA



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270 MAGNOLIA

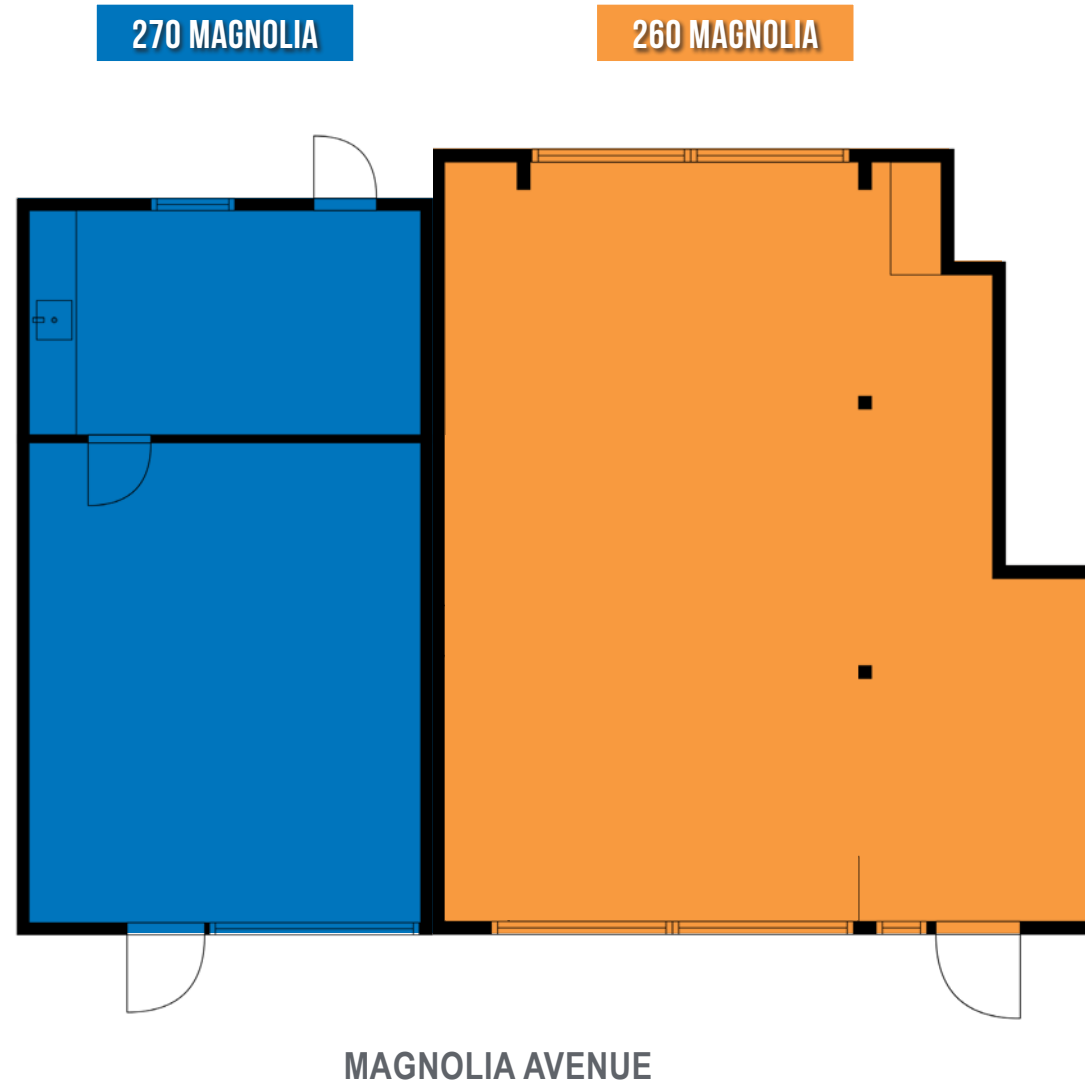


FLOOR PLAN

260 Magnolia: +/- 853 Square Feet

270 Magnolia: +/- 633 Square Feet

Total: +/- 1,486 Square Feet



LOCATION OVERVIEW

Desirable location in the heart of Larkspur, walkable to nearby amenities and to public transportation.



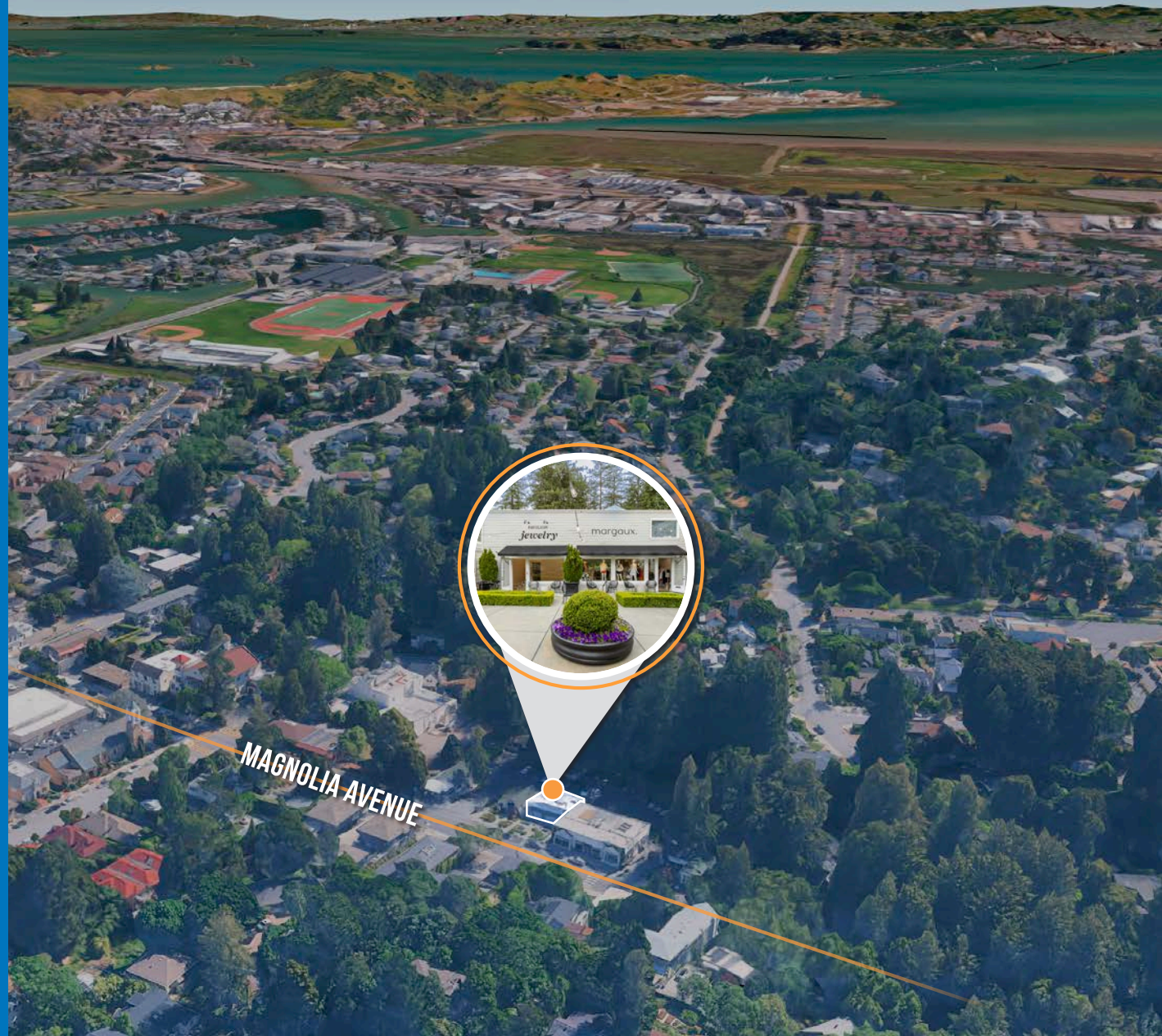
01 MIN to Madrone Ave Marin Transit
03 MIN to Doliver Park
08 MIN to Joe Wagner Field



08 MIN to The Village at Corte Madera
08 MIN to Mill Valley
08 MIN to Ross
17 MIN to Tiburon



05 MIN to 101 On-Ramp
10 MIN to CA-131 On-Ramp
11 MIN to 580 On-Ramp



NEARBY AMENITIES

- 1 Equator Coffee
- 2 The Shack Ice Cream
- 3 Perry's on Magnolia
- 4 Keiko Fish
- 5 Tavola Rustica
- 6 Pizzeria Picco
- 7 Pavilion
- 8 Boichik Bagels
- 9 Los Huarches Loco
- 10 Restaurant Picco
- 11 St Patrick's Church
- 12 DJ's Chinese Cuisine
- 13 Feerma Coffee
- 14 Silver Peso
- 15 Mag's Local Yogurt
- 16 Emporio Rulli
- 17 Gelateria
- 18 Donut Alley
- 19 Farm House Local
- 20 Left Bank Larkspur Brasserie
- 21 World Green Açai
- 22 King of the Roll
- 23 The Cheese Steak Shop
- 24 Lark Theater
- 25 BurritoVille Mex Food
- 26 Mt. Tam Racquet Club
- 27 United States Postal Service
- 28 Fikusuke Restaurant
- 29 BMO Bank N.A Branches
- 30 Folio





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AVENUE



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